ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Randolph G. Wachs etux	The Prudential Insurance Company	82-16-357
(NAME)	(NAME) of America	Field Book:
926 Boscobel Street	745 Broad Street	18W6280
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Newark, NJ 07101	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of seventy thousand and no/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

WE, Roy O. Elam, III, and Thomas G. Cigarran, the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Randolph G. Wachs and wife, Shawn P. Wachs

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Plan of R. D. Goodlett, Trustee's Subdivision of 200 feet on the south side of Boscobel Street, as of record in Book 57, page 115, Register's Office for said County.

Said Lot No. 5 fronts 44 feet on the southerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being all the same property conveyed to Roy O. Elam, III, and Thomas G. Cigarran by deed from Sandra S. Baserman and Jennifer M. Wood of record in Book 5944, page 964, said Register's Office.

This conveyance is made subject to 1987 property taxes, and to limitations shown on said plan of record in Book 57, page 115, said Register's Office.

Shawn P. Wachs being one and the same person as M. Shawn P. Wachs.

5211 0

IDENTIFICATION REFERENCE

Aug 3 2 21 PM '87

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY, TN

$70.00

This is improved (XX) property, known as 926 Boscobel Street (House Number) (Street)
Nashville, TN 37206 (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of July, 19 87.

Roy O. Elam, III

Thomas G. Cigarran

BOOK 7314 PAGE 638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy O. Elam, III and Thomas G. Cigarran

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 16th day of July, 1987.

My commission expires July 18, 1987 Notary Public Margaret D. Yates

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 70,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas G. Cigarran

Sworn to and subscribed before me this 16th day of July, 19 87.

My commission expires July 18, 1987 Notary Public Margaret D. Yates

This instrument was prepared by:

Name	Address
Marbut Glenn Gaston, Jr., Lawyer	2211 Crestmoor Rd., Nashville, TN. 37215

WARRANTY DEED

FROM Roy O. Elam, III and Thomas G. Cigarran

TO Randolph G. Wachs and wife, Shawn P. Wachs

Ticor Title Ins. Co.

#

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

7314

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7314 PAGE 639

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

70000.00- CAMT.
196.00 CSTAX
.50 PREE
6.00 MISC
CHECK 202.50-
7258A08/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52110

IDENTIF. REFERENCE

Aug 3 2 21 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01272